

REGULAR MEETING

AGENDA

PLANNING COMMISSION
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: August 4, 2015

TIME: 6:30 P.M.

WORK SESSION – 6:00 P.M.
[AMENDED]

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of Minutes of the Work Session of May 19, 2015 (roll call)
- b. Approval of Minutes of the Regular Meeting of May 19, 2015 (roll call)

4. NEW BUSINESS (Swear- in applicants)

The Chairman shall inform those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is to rise, raise their right hand and the following oath administered. "Do you solemnly swear or affirm that the statements you are about to make are the truth." - Please give your name and address for the record.

- a. The Testa Companies, Thomas King, King Associates, LLC, 2335 Second Street, Suite A, Cuyahoga Falls, Ohio 45221 and Sisters of Charity of Cincinnati, Dorothy Ann Blatnica, SC, 5900 Delphi Road, Mount St. Joseph, Ohio 45051 is seeking to rezone from R-1 One Family Residence to R-4 Multi - Family Residence located at Union Street and Broadway Avenue (P.P. #814-19-002, 814-19-003, 814-19-001)

5. MISCELLANEOUS

6. ADJOURNMENT
(roll call)

PLEASE TURN OFF ALL CELL PHONES BEFORE PLANNING COMMISSION MEETING
(Planning Commission Minutes and Agendas posted at www.bedfordoh.gov)

Bedford, Ohio

August 4, 2015

Planning Commission met in a Work Session at Bedford City Hall on Tuesday, August 4, 2015 at 6:05 P.M.

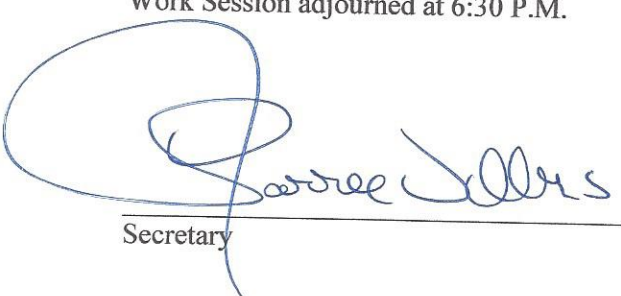
Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also Present: Secretary Lorree Villers, Law Director John Montello, Building Commissioner Calvin Beverly, Councilwoman Marilyn Zolata and Councilman Walter Genutis.

The Commission did not have any issues with the minutes of the Work Session or the Regular Meeting minutes of May 19, 2015.

The Testa Companies, Thomas King, King Associates, LLC, 2335 Second Street, Suite A, Cuyahoga Falls, Ohio 45221 and Sisters of Charity of Cincinnati, Sister Dorothy Ann Blatnica, SC, 5900 Delphi Road, Mount St. Joseph, Ohio 45051 is seeking to rezone from R-1 One Family Residence to R-4 Multi - Family Residence located at Northfield Road and Broadway Avenue (P.P. #814-19-002, 814-19-003, 814-10-001)

Discussion was had regarding the necessity for future lot splits regarding the Catered Elegance building, their parking lot and LOHV. The Commission agreed if the lot split for the two Catered Elegance parcels and LOHV didn't happen within a reasonable amount of time, the requested rezoning would revert back to R-1. Mr. Beverly submitted a copy of the Codified Chapter for reference because the applicant couldn't request the rezoning of the Metro Parks so it would have to be rezoned by the Planning Commission and City Council per Codified Chapter §1921.01 "Authority of Council; required submission of proposed amendment to Planning Commission". Mr. Mallis talked about the Testa Company's presentation he recently attended and the property was recently listed on the National Register of Historic Places. The Commission agreed the project had to stay senior living which was 55+ years of age as a benefit for Bedford. The Commission needed assurance the green space would not be developed in the future; the green space percentage needed to stay the same as it was shown on the submitted map. Mr. Mallis explained there were several investors involved with the project as well as several different types of applications that needed to be submitted to different agencies. He explained this specific project consisted of two (2) parcels that needed to be rezoned. The Mother House would be converted into approximately 20-24+ senior apartments with a three story new addition of approximately 30 additional senior apartments. The School Building would be converted into 10-12 apartments for people with developmental disabilities managed by one of the investors Hattie Larlham. The Shrine of Our Lady Levoca will remain and it would be renovated and the outside wooden structures would be removed. The current gardens, lawns, woods and pond areas would be restored. The Commission was adamant the current green space would remain and would not be utilized for additional apartment buildings in the future. There was a two (2) mile survey done which resulted in 1,000 residents being eligible for senior living. Currently residents had to move to surrounding communities to seek these types of living arrangements. Having a facility like this in Bedford was a win-win situation because of the aging population.

Work Session adjourned at 6:30 P.M.



Secretary



Chairman

Bedford, Ohio

August 4, 2015

Planning Commission met in Regular Session at Bedford City Hall on Tuesday, August 4, 2015 at 6:32 P.M. The roll was called. Present: Dickard, Dzomba, Powers, Briggs, Mallis. Absent: None. Also in attendance was Building Commissioner Calvin Beverly and Law Director John Montello.

Motion made by Dzomba and seconded by Powers to approve the minutes of the Work Session of May 19, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Nays: None. Abstain: Briggs. Motion carried.

Motion made by Power and seconded by Mallis to approve the minutes of the Regular Meeting of May 19, 2015. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Mallis. Nays: None. Abstain: Briggs. Motion carried.

Chairman Dickard informed those present that according to a ruling by the Law Department, anyone wishing to speak at a public hearing is to rise, raise their right hand and the following oath administered. "Do you solemnly swear or affirm that the statements you are about to make are the truth." Then give your name and address for the record.

The Testa Companies, Thomas King, King Associates, LLC, 2335 Second Street, Suite A, Cuyahoga Falls, Ohio 45221 and Sisters of Charity of Cincinnati, Sister Dorothy Ann Blatnica, SC, 5900 Delphi Road, Mount St. Joseph, Ohio 45051 is seeking to rezone from R-1 One Family Residence to R-4 Multi - Family Residence located at Northfield Road and Broadway Avenue (P.P. #814-19-002, 814-19-003, 814-10-001)

Present: Thomas King, King Associates, LLC, 2335 Second Street, Suite A, Cuyahoga Falls, Ohio 45221, Sister Dorothy Ann Blatnica, Sisters of Charity of Cincinnati, 5900 Delphi Road, Mount St. Joseph, Ohio 45051, Paul Testa, Testa Companies and Ryan Landi, Testa Companies, 2335 Second Street, Suite A, Cuyahoga Falls, Ohio 45221 and Sister Dorothy Blatnica of Sisters of Charity.

Thomas King, Paul Testa and Ryan Landi, all previously sworn in, jointly explained the project. Mr. King represented the Testa Company on the project rezoning request for the Sisters of Charity property.

Mr. Testa had been the owner for 48 years developing a multitude of different types of residential, commercial, fast food, medical and hospital projects. The company used several different avenues of investors, Tax credits and funding to accomplish their projects for a reasonable price and/or low income (\$18,000-\$31,000) type rental units ranging \$350-\$725. This project was focused on an Independent Senior facility which was 55+ meeting the financial criteria. The study showed there was 1,100 current residents within a two mile radius that could qualify to live in this facility. He listed several projects they built in Northeast Ohio and the rooms were filled very fast. This project was mandated to stay affordable for 30 years as deed restricted.

Mr. Landi, Director of Development, showed a PowerPoint presentation (see attached) explaining several locations and why they were constructed using different styles; some included vegetable gardens and healing/relaxing gardens/spaces, ponds and bocce/game courts. Different areas had different needs/ideas, all the mail room area and entrances were built with an open space for lounging and staircase to give a home type feeling. The laundry rooms were upscale as well along with large community rooms for games, gathering and entertainment. There was also a party room that could be used/rented for a family gatherings, a holiday meal which had a built-in kitchen. There was a large exercise space provided for those that wanted to use it. This project was approximately a total of 60 units in two different buildings for 55 years of age and older for a 30 year period as senior type living only. The units were one bedroom 975 sq. ft. and two bedroom 1,100 sq. ft. apartments and they figured the renovations would cost about \$13 million. Senior housing allowed residents to stay in their community and the opportunity to free up their home they may not be

able to maintain. The facilities were constructed to assist in aging and non-carpeted spaces to help with allergens.

This specific project consisted of two (2) parcels that needed to be rezoned. Recently the property was listed on the National Register of Historic Places. A lot split was necessary for Catered Elegance and LOHV. The Motherhouse would be converted into approximately 24+ senior apartments with a three story addition of approximately 30 additional senior apartments. The School Building would be converted into 10-12 apartments for people with developmental disabilities managed by one of the investors Hattie Larlham 24/7/365. The current commercial kitchen and dining room spaces would be utilized by Hattie Larlham. The Shrine of Our Lady Levoca will remain and it would be renovated with the removal of the pergolas to provide additional green space. The current gardens, ravine, woods and pond areas would be restored. The current green space would remain and would not be utilized for additional living space in the future.

Mr. Testa explained the timeframe varies as they might have to apply more than once. Their application deadline dates was September 30, 2015 with the State of Ohio, February 20, 2016 for the low income and the results should be back around June 2016. Their team was very dedicated and committed because of the amount of money that they had invested which was about \$80,000-\$90,000. Testa Companies was very committed to their projects.

Mr. Powers asked if the Hattie Larlham facility would be senior living. Mr. Landi replied no, it would be independent living and a client of Hattie Larlham. He spoke about the downsizing of the Mantua, Ohio Portage County facility which allowed smaller facilities throughout Ohio. In fact, Hattie Larlham was the largest provider for these types of services in Northeast Ohio and possibly the largest in the State of Ohio. Hattie Larlham was a very large, solid, very well-funded and non-profit organizations were an asset in a project like this one.

Mr. Montello asked if Testa Companies did not qualify for the funding necessary for the project; would they still purchase the property. Mr. Landi explained the group would keep submitting the required paperwork until the project was funded; they were committed as long as the Sisters of Charity supported them in their timetable.

Mr. King requested Metroparks property P.P. 814-19-001 be removed from the rezoning application request. This parcel made the rezoning request continuous therefore it would need to be rezoned for the project to move forward.

Motion made by Mallis and seconded by Dzomba to approve the rezoning request for the two (2) Sisters of Charity parcels Nos. P.P. 814-19-002 and 814-19-003 from R-1 to R-4 based on the following:

- The applicant make the effort to parcel out/lot split Catered Elegance, Catered Elegance's parking lot and LOHV and if the lot split was not done the property would revert back to R-1, and
- The current percentage of green space as shown on the map remains as is and approved limited to this project's scope of work, and
- Parcels P.P. 814-19-002 and 814-19-003 stay senior living 55 and over excluding the Hattie Larlham facility as long as Testa Companies continued to partner with Hattie Larlham. Mr. Mallis explained if the Hattie Larlham facility didn't become a reality, the building would not become apartments.

The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Motion to rezone parcel No. P.P. 814-19-001 by the Planning Commission from R-1 to R-4 [per Codified Chapter §1921.01 "Authority of Council; required submission of proposed amendment to Planning Commission"] to avoid any type of spot zoning.

The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

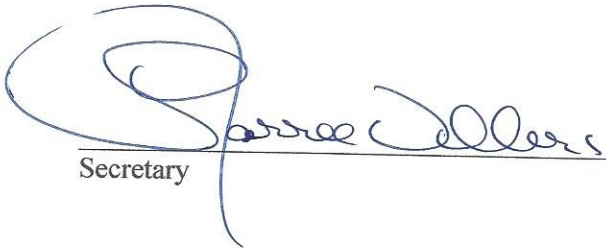
Secretary Villers noted the decision of the Planning Commission was not final. This rezoning issue would have to be heard at a scheduled Public Hearing as stated in the Codified Ordinances and Charter and then it would be placed on two Council agendas for consideration.

Mr. King submitted a corrected Application for Rezoning / Map Amendment and a revised map to Secretary Villers for record.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Mallis and seconded by Dzomba to adjourn. The roll was called. Vote – Yeas: Dickard, Dzomba, Powers, Briggs, Mallis. Nays: None. Motion carried unanimously.

Meeting adjourned at 7:18 P.M.


Secretary


Chairman